



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 22, 2021

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process Three Tentative Map Waiver for the conversion of an existing residence to a condominium unit and the creation of a condominium unit currently under construction located at 4446 40th Street. The 0.14-acre site is in the RM-1-1 Zone of the Mid-City: Normal Heights Community Plan area. Council District 3.

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| PROJECT NO: | 689699 |
| PROJECT NAME: | <u>4446 40TH STREET TMW</u> |
| PROJECT TYPE: | TENTATIVE MAP WAIVER, PROCESS THREE |
| APPLICANT: | MAGGIE ROWLAND, M ROLAND ASSOCIATES |
| COMMUNITY PLAN AREA: | MID-CITY: NORMAL HEIGHTS |
| COUNCIL DISTRICT: | 3 |
| CITY PROJECT MANAGER: | Denise Vo, Development Project Manager |
| PHONE NUMBER/E-MAIL: | (619) 446-5212 / Vod@sandiego.gov |

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Should the condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. Each tenant has the exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing tenant within this project, you may have rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7592, or find the details on the web at:

<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/condorights.pdf>

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. You may contact Jim Baross, Chair of the Normal Heights Community Planning

Group at (619) 280-6908 or by email at nhcpgchair@gmail.com to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above.

This information will be made available in alternative formats upon request.

Cost Center No. 1611190011, Internal Order No. 11004543, Fund No. 700036 (Flat Fee)



Development Services Department

Denise Vo / Project No. 689699 (4446 40th Street TMW)
1222 First Ave., MS 501
San Diego, California 92101-4101

RETURN SERVICE REQUESTED